

**MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON  
TUESDAY FEBRUARY 16, 2016 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.**

**CHAIRMAN:** Alfonso E. Ortiz, Jr.

**COMMISSIONERS:** Joey Herrera  
David Romero Absent  
Tonita Gurule-Giron 5:35pm  
Ember Davis  
Vince Howell

**ALSO PRESENT:** Pamela Marrujo, Housing Director  
Barbara Padilla, Housing Manager Supervisor  
Dave Romero, City Attorney  
Elmer Martinez, City Manager

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

Chairman Ortiz Jr. asked for a moment of silence. He stated life is precious. If we can avoid some of the negativism that takes place, especially now during elections. He stated we do the best we can, we answer to the public as best we can, but ultimately, we can't please everyone. With those thoughts in mind and thinking as positive as we can for a better future for ourselves individually as well as ourselves collectively, let us devote a moment of silence.

**APPROVAL OF AGENDA**

Commissioner Vince Howell made a motion to approve the agenda as is. Commissioner Ember Davis seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Not Present at time of approval
Commissioner David Romero	Absent

Barbara Padilla re-read the motion and advised the motion carried.

**APPROVAL OF MINUTES**

Commissioner Joey Herrera made a motion to approve the minutes of January 20, 2016. Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner Ember Davis	Yes
Commissioner Joey Herrera	Yes
Commissioner Tonita Gurule-Giron	Not Present at time of approval
Commissioner David Romero	Absent

Barbara Padilla re-read the motion and advised the motion carried.

### **PUBLIC INPUT**

None at this time.

Chairman Ortiz Jr. wanted to recognize two candidates, Mr. Henry Sanchez and Mr. Bruce Macalister. Chairman Ortiz Jr. thanked them for being here. He also acknowledged Councilor Herrera and Councilor Howell.

### **PRESENTATION - FINANCE**

Finance Director Ann Marie Gallegos presented the Housing Financial report thru January 31, 2016. The Housing Department is showing 68% revenue for the month of January. That includes the transfer in closing out one of the funds within the HA. On the expenditure side it shows 52% of expenditures in the HA.

Commissioner Howell asked if once they approve the resolution for the HUD repayment agreement, when will that take effect. Finance Director Gallegos stated that what's happened in the budget for the year 2016, which is thru June 30, 2016, Mayor and Council did approve a \$10,000 transfer from General Fund over to the HA. Commissioner Howell asked if that is reflected in this report. Finance Director Gallegos stated, yes it is.

### **HOUSING DIRECTORS MONTHLY REPORT**

Director Marrujo discussed the "over income" families. The OIG did an audit for over income families in public housing. On February 3, 2016, HUD published an advanced notice for Proposed Rule Making. HUD is asking for feedback from HA's and the Public to address rules for over income families. Public Housing houses 1.1 Million families in the Public Housing Program. There are only about 2% of families that are over the income limit. It is not a huge percentage or huge problem, but it was addressed in the audit that the OIG did. 53% of those families have less than \$10,000 above the lowest income. This rule is to address those families excessively over income. The City of Las Vegas Housing Authority has 3 families that are over the income. They are not excessively over the income however. It is not a huge problem that we have locally. Federal policies require that a family be income eligible at the time they enter the program, which is the case in our HA. Applicants must meet the income threshold. The HA is not required to evict families over the income limit. This rule is going to allow HA's to develop a policy to address the issue. The HA can develop a policy if the Commission desires. HUD provided some reasons why over income is usually ok. Some of those reasons are that

families might have high medical expensive or high childcare expenses. Those are taken into consideration when a family applies. There may also be multiple low wage earners. The HA utilizes an EID (Earned Income Disregard). When a person has not been employed for over a year, they are given an incentive where if they obtain employment, their new or additional income is not counted for 12 months. After 12 months, only 50% of their new income is included. It is an incentive for individuals who become employed. This is another reason why a family may be considered over the income. HUD also supports mixed income families in order to de-concentrate poverty. Any policies that are created will come to the commission for approval.

Director Marrujo discussed things to consider when deciding on creating a policy.

Commissioner Herrera said for those families who are over the income, their rent is adjusted accordingly, correct? Director Marrujo stated, yes, that is correct.

Chairman Ortiz Jr. stated there is a dire need for low income housing in Las Vegas. He is glad to hear there are only 3 families that are over the income.

Commissioner Howell stated he believes an emergency shelter is needed. He discussed containerships that are coming out which can provide temporary shelter for individuals.

Director Marrujo discussed the Sagebrush parking issue. She stated it was identified in the 2015 Capital Fund Project Budget, so it will be addressed soon. The HA will be putting out bids in the next couple of months as the weather becomes warmer.

Director Marrujo provided the Commission with a fact sheet provided by HUD on Over Income Families.

Director Marrujo informed the Commission of the annual New Mexico NAHRO Conference taking place in April and provided them with a draft agenda for the Conference. Director Marrujo invited the Commission members to attend. She asked the Commission to let her know so arrangements can be made for them.

## **BUSINESS ITEMS**

No business items

## **COMMISSIONERS REPORT**

Commissioner Gurule-Giron stated she was reviewing the minutes which stated the HA would be addressing the garbage in Loudon. She said she was not certain if it was behind Loudon, but it is between Apache and the Daylight Donut area, to the back. Director Marrujo said she is not sure that property belongs to the City. City Manager, Elmer Martinez said the solid waste department was looking into that last week.

Commissioner Joey Herrera wanted to extend a thank you. He stated this may be his last meeting for Housing as a councilor. He wanted to thank Director Marrujo and all her staff, saying they have been awesome to work with. He appreciates all the hard work everyone has

put into making the city what it is and moving things forward. He stated he looks forward to being part of the city in one way or another in the future.

Commissioner Vince Howell stated he also wanted to reiterate what Commissioner Herrera stated. He stated he has had a lot of pleasure spending time on this commission. He stated he is impressed with Director Marrujo's take over of the Housing Department. He stated she and her staff have been responsive and attentive to the concerns the commission brings up, and also the concerns that the residents have brought up. He said he wanted to thank Director Marrujo and staff for doing a great job. He also wanted to thank the commission, stating this may also be his last council meeting depending on the March election. He said he appreciates everything he has done with the commission and has been happy to work with them.

Chairman Ortiz Jr. stated this is more than likely his last meeting. He stated he has enjoyed working with Housing. He stated he admires Mrs. Marrujo and her staff for the work they have done. He also said he admires the way the Manager has taken over the city departments. People do not realize how difficult it is being on the council. Every moment has been an enjoyable and challenging moment for him. He sees a lot of good things about the city, especially the people of Las Vegas. He is very pleased that the commission has been working cooperatively. He thanked the commissioners and the Housing Department for everything.

#### **EXECUTIVE SESSION/CLOSED SESSION**

No need for executive session.

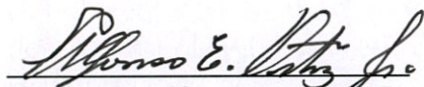
#### **ADJOURN**

Commissioner Tonita Gurule-Giron made a motion to adjourn the meeting. Commissioner Joey Herrera seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

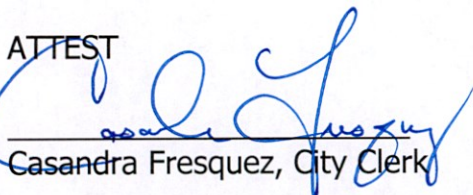
Commissioner Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Absent

Barbara Padilla re-read the motion and advised the motion carried.



Chairman Alfonso E. Ortiz Jr.

ATTEST

  
Casandra Fresquez, City Clerk